013.0	0007	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,021,500 / 1,021,500
					USE VALUE:	1,021,500 / 1,021,500
					ASSESSED:	1,021,500 / 1,021,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANG SHOWNA H
Owner 2:	
Owner 3:	
Street 1:	102 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	UROSEVICH THOMAS/ETAL -
Owner 2:	UROSEVICH ANN M -
Street 1:	102 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2862 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	595,700	4,600	421,200	1,021,500
Total Card	0.126	595,700	4,600	421,200	1,021,500
Total Parcel	0.126	595,700	4,600	421,200	1,021,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.92 /Parcel: 356.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10669

GIS Ref

GIS Ref

Insp Date 04/09/18

!1311!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	595,700	4600	5,500.	421,200	1,021,500		Year end	12/23/2021
2021	104	FV	569,100	4600	5,500.	421,200	994,900		Year End Roll	12/10/2020
2020	104	FV	569,200	4600	5,500.	421,200	995,000	995,000	Year End Roll	12/18/2019
2019	104	FV	428,500	4600	5,500.	447,500	880,600	880,600	Year End Roll	1/3/2019
2018	104	FV	508,700	4600	5,500.	326,400	839,700	839,700	Year End Roll	12/20/2017
2017	104	FV	478,200	4600	5,500.	284,300	767,100	767,100	Year End Roll	1/3/2017
2016	104	FV	401,000	4600	5,500.	242,200	647,800	647,800	Year End	1/4/2016
2015	104	FV	358,500	4600	5,500.	236,900	600,000	600,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:50:04

LAST REV

Date	Time
05/22/18	09:30:30
apro	

PAT ACCT. 1311

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UROSEVICH THOMA	1480-81		10/15/2015		903,000	No	No		
BARON BURNETT/E	1144-38		8/1/1995		247,000	No	No		Y

USER DEFINED

Prior Id # 1:	10669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/1996	167	Manual	3,200					GAR ROOF/STAIRS
8/24/1995	496		24,000					24 FT DORMER
8/9/1995	463		14,975					REMODEL BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	Meas/Inspect	BS	Barbara S
6/28/2016	Sales Review	PT	Paul T
5/12/2009	Measured	372	PATRIOT
11/13/1999	Inspected	256	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,201						421,200	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	421,201	Spl Credit		Total:	421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05760872
Const Adj.:	0.98000199
Adj $ / SQ:	186.563
Other Features:	134002
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731864
Depreciation:	136127
Depreciated Total:	595738

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	3	2
Totals			
2	13	5	

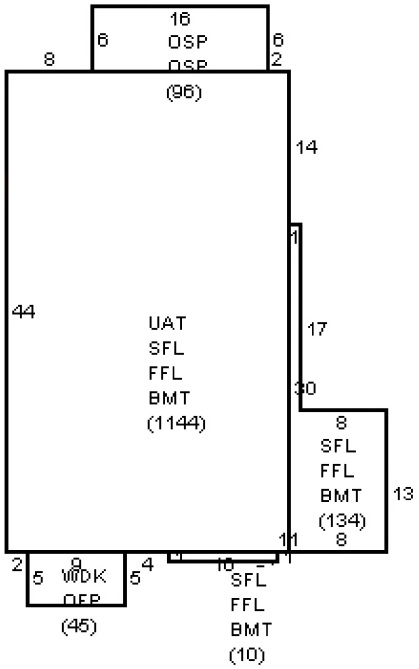
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.56
Special Features:	0	Val/Su Net:	134.41
Final Total:	595700	Val/Su SzAd	231.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	55.970	72,088
FFL	First Floor	1,288	186.560	240,293
SFL	Second Floor	1,288	186.560	240,293
UAT	Upper Attic	286	130.590	37,350
OSP	Screen Porch	192	27.050	5,194
OFP	Open Porch	45	43.120	1,940
WDK	Deck	45	15.680	706
	Net Sketched Area:	4,432	Total:	597,864
Size Ad	2576	Gross Area	5290	FinArea 2862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1927	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600